

## NORTH SUBAREA

The **North Subarea** is characterized by single and multi-family housing. The older neighborhoods close to downtown include historic districts while those near Loop 410 are newer subdivisions. The subarea is diverse economically and ethnically. Five incorporated cities occupy much of the land included in the North Subarea.

Retail/commercial development includes large strip centers and mega-store developments that are located on Loop 410 and major roadways including Blanco Road, San Pedro Avenue, Broadway, and Austin Highway. The terrain is generally flat to gently sloping with wooded areas consisting of oak, cedar elm, and pecan. There is little undeveloped land remaining in the subarea.

### **CENSUS TRACTS**

1107, 1108, 1110, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1307, 1809, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911

### **POPULATION** (estimated)    **% of change**

1997	184,100	
2002	188,200	+2.20%
2007	192,100	+ 2.10%

### **DEMOGRAPHICS**

Hispanic	50.1%
Anglo	43.1%
Black	4.8%
Other	2.0%
Male	47.6%
Female	52.4%

#### **Age**

<5	11,631 (7%)	35-44	24,789 (15%)
5-9	11,453 (7%)	45-54	17,643 (11%)
10-14	10,959 (7%)	55-64	12,687 (8%)
15-19	11,540 (7%)	65-74	13,922 (9%)
20-24	8,924 (5%)	75+	13,891 (9%)
25-34	24,370 (15%)		

Median Household Income        \$31,411

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## SOCIAL STATISTICS \*

<i>Category</i>	<i>Number</i>
Arrests (1)	494
Births/10-17 (2)	169
Educational level (3)	12,748 (7.9%)

- 1) felonies & misdemeanors
- 2) births to mothers between 10 and 17
- 3) over 18 with an eighth grade or less education

\* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.  
Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

## PROMINENT LANDMARKS AND FACILITIES

- Fort Sam Houston Army Post
- Trinity University
- University of the Incarnate Word
- San Antonio College

## NATURAL RESOURCE ASSETS

- Salado and Olmos Creeks
- San Antonio River

## PARK FACILITIES LISTING

### CITY OF SAN ANTONIO PARK FACILITIES

<b>NAME</b>	<b>TYPE</b>	<b>ACREAGE</b>	
Belmeade	NP	4.40	
Buckeye	NP	.50	
Crockett	NP/SUF	5.30	
Haskin	NP	.90	
Mahncke	NP	10.00	
Northridge	NP	4.60	
Northwood	NP	5.30	
Olympia	NP	2.10	
Pershing	NP	1.90	
Scates	NP	.70	
Windsor	NP	2.50	
<b>Subtotal</b>			<b>38.20</b>
Dellview	CP	5.50	
Kenwood	CP	6.47	
<b>Subtotal</b>			<b>11.97</b>

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<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Brackenridge	LUP/HR	343.70	
James, John	LUP	89.60	
Olmos Basin	LUP/NA	1,010.00	
San Pedro	LUP/HR	46.00	
<b>Subtotal</b>			<b>1,489.30</b>
Brackenridge Golf Course	SC	113.60	
Olmos Basin Golf Course	SC	167.00	
San Pedro Driving Range	SC	31.00	
<b>Subtotal</b>			<b>311.60</b>
Wilshire Terrace	US	11.20	
<b>Subtotal</b>			<b>11.20</b>
San Antonio Botanical Center	SUF	36.58	
<b>Subtotal</b>			<b>36.58</b>
<b>TOTAL CITY PARK ACREAGE</b>			<b>1,898.77</b>
<b>TOTAL NON-CITY PARK ACREAGE</b>			<b>-0-</b>
<b>GRAND TOTAL NORTH SUBAREA PARK ACREAGE</b>			<b>1898.77</b>

## NEEDS ASSESSMENT

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the North Subarea (based on 1997 acreage figures).

### NORTH SUBAREA NEEDS IDENTIFICATION\*

	<b>1997 Inventory (Acres)</b>	<b>Current Service Ratio (Acres/Pop.)</b>	<b>1997 Estimated Population 184,100 (Acres/Goal) (Excess/Def.)</b>		<b>2002 Estimated Population 188,200 (Acres/Goal) (Excess/Def.)</b>		<b>2007 Estimated Population 192,100 (Acres/Goal) (Excess/Def.)</b>	
<b>Total City-Owned Park Acres</b>	1,898.77	10.31:1,000	1,841	57.77	1,882	16.77	1,921	<22.23>
<b>Total Public Park Acres</b> including City, County, State, Federal and Incorporated Cities park land	1,898.77	10.31:1,000	1,841	57.77				

\*Based on December 1997 Park Acreage

## **NORTH SUBAREA**

In December 1997, the City owned 1,898.77 acres of park land or 10.31 acres per 1,000 residents in the North Subarea. Based on a goal of 10 acres per 1,000, an excess of 57.77 acres exists. There are no additional public park acres in the subarea. Based solely on City population projections and park acreage figures (assuming no further acquisition), a deficiency of 22.23 acres will exist by the year 2007.

### **COMMUNITY SURVEY**

At public meetings held during the planning process, no surveys were returned that addressed the specific needs of the North Subarea.

### **RECOMMENDATIONS**

After study of the demographic profile (both current and projected) of the North Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

### **PRIORITIES**

- 1) acquire additional park acreage to meet service goals.
- 2) rehabilitate park and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) cooperate with other public agencies and private organizations and individuals to facilitate development of property along the north channel of the San Antonio River.
- 4) work with other public agencies and private organizations and individuals to secure land and further develop the Salado Creek corridor as a greenway.
- 5) construct a community center with gymnasium.
- 6) complete implementation of historic San Pedro Park master plan.
- 7) complete implementation of Brackenridge Park master plan.

# NORTH SUBAREA

## FUNDED PROJECTS (currently under design or construction)

Project	Budgeted	Source	Year
<b>Botanical Gardens</b> water harvesting system	\$100,000	SAWS Grant	2000
<b>Brackenridge Park</b> rehabilitation	7,000,000	Bonds	2000
<b>Buckeye Park</b> playground	98,000	Bonds	2000
<b>Crockett Park</b> , Phase 2 improvements	63,000	CDBG	2000
<b>Japanese Tea Garden</b> ADA path of travel	10,000	General Fund	1999
<b>John James Park</b> improvements	500,000	Bonds	2000
<b>Mahncke Park</b> improvements	100,000	Bonds	2000
<b>Olmos Park</b> improvements	200,000	Bonds	2000
<b>Pershing Park</b> improvements	19,000	CDBG	1999
<b>Pioneer Hall</b> electrical rehabilitation and ADA modifications	290,000	Bonds/CDBG	1999
<b>San Antonio Garden Center</b> ADA ramp	17,000	General Fund	1999
<b>San Pedro Park</b> rehabilitation	4,500,000	Bonds	1999
<b>TOTAL FUNDED PROJECTS</b>	<b>\$12,897,000</b>		

## PROPOSED/UNFUNDED PROJECTS

Recommendation	Estimate*	Source	Year
<b>Botanical Gardens--</b> design and construct improvements and rehabilitation (rehabilitate flagstone walkways, benches, sidewalks, courtyard decorative pool; signage; lighting, perimeter fencing, and replacement of Conservatory windows)			
<i>Design</i>	\$107,900	all but CDBG	2002
<i>Construction</i>	1,107,000	all but CDBG	2003
<b>Brackenridge Park--</b> design and construct rehabilitation (lighting, river wall repair, ADA access, road improvements, walkways, trails, amenities)			
<i>Design</i>	157,800	all but CDBG	2001
<i>Design- Phase II</i>	161,900	all but CDBG	2002
<i>Construction- Phase II</i>	1,456,700	all but CDBG	2002
<i>Construction- Phase II</i>	1,494,500	all but CDBG	2003

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Recommendation	Estimate*	Source	Year
<b>Community center and gym--</b> design and construct in existing park			
<i>Design</i>	151,000	all but CDBG	2002
<i>Construct</i>	1,394,000	all but CDBG	2003
<b>Crockett Park--</b> design and construct improvements (lighting, plaza paving, tables, benches, gazebo, planting, irrigation with automatic and centralized controller)			
<i>Design</i>	\$32,400	all but CDBG	2006
<i>Construction</i>	\$333,400	all but CDBG	2007
<b>Dellview Park and Dellview Pool--</b> design and construct rehabilitation to (playground, security lighting, pavilion roof, pool lighting; parking lot; and pool ADA improvements)			
<i>Design</i>	\$36,800	all but CDBG	2003
<i>Construction</i>	\$361,500	all but CDBG	2004
<b>George Gervin Center--</b> design and construct a gymnasium at and in partnership with the Center			
<i>Design</i>	\$86,300	all	2002
<i>Construction</i>	\$885,600	all	2003
<b>Japanese Tea Gardens--</b> design and construct rehabilitation (structural repairs to bridges, walk, and walls; trails; lighting; roof replacement for pagoda and concessions building; landscape; park furnishings)			
<i>Design</i>	\$97,100	all but CDBG	2002
<i>Construction</i>	\$896,700	all but CDBG	2003
<b>John James Park--</b> design and construct rehabilitation (ADA modifications; parking lot; park toilets; trail; picnic facilities; drinking fountains; park furnishings; landscaping; playground)			
<i>Design</i>	\$44,300	all but CDBG	2003
<i>Construction</i>	\$409,800	all but CDBG	2004
<b>John James Park</b> youth sports facility rehabilitation			
<i>Design</i>	\$17,500	all but CDBG	2001
<i>Construction</i>	\$161,900	all but CDBG	2002

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Recommendation	Estimate*	Source	Year
<b>Kenwood Park--</b> design and construct rehabilitation (ADA modifications, playground, softball, basketball, picnic lighting, basketball, outdoor restrooms, landscaping, park furnishings)			
<i>Design</i>	\$34,100	all	2006
<i>Construction</i>	\$347,700	all	2007
<b>Mahnke Park--</b> design and construct improvements (trails; lighting; landscape; park furnishings)			
<i>Design</i>	\$32,400	all but CDBG	2002
<i>Construction</i>	\$298,900	all but CDBG	2003
<b>Northridge Park--</b> design and construct rehabilitation (playground; pavilion; sports field grading; roadways)			
	\$205,900	all but CDBG	2003
<b>Northwood Park--</b> design and construct rehabilitation (general park improvements)			
	\$25,000	all but CDBG	2003
<b>Olmos Basin Park--</b> design and construct improvements and rehabilitation (parking lots; roadways; picnic facilities; area lighting; electrical modifications; playground; landscape; erosion control; park furnishing; and ADA improvements)			
<i>Design</i>	47,300	all but CDBG	2001
<i>Construction</i>	485,600	all but CDBG	2002
<b>Olmos Basin Park--</b> design and construct Trail System development			
<i>Design</i>	\$54,000	all but CDBG	2002
<i>Construction</i>	\$498,200	all but CDBG	2003
<b>Olmos Basin Sports Complex-</b> design and construct rehabilitation (softball field lighting; soccer/rugby off-street parking lot; restrooms; ADA modifications)			
<i>Design</i>	\$22,100	all but CDBG	2006
<i>Construction</i>	\$227,700	all but CDBG	2007
<b>Olmos Basin youth sports facility</b> rehabilitation			
<i>Design</i>	\$17,500	all but CDBG	2001
<i>Construction</i>	\$161,900	all but CDBG	2002

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Recommendation	Estimate*	Source	Year
<b>Olympia Park--</b> design and construct rehabilitation (playground, parking lot, restrooms, security lighting, landscape, park furnishings, and ADA improvements)			
<i>Design</i>	21,000	all but CDBG	2001
<i>Construction</i>	215,800	all but CDBG	2002
<b>Pershing Park--</b> design and construct rehabilitation (playground)			
	\$97,400	all	2006
<b>Salado Creek corridor—</b> acquire land & further develop			
<i>Acquire 20 acres</i>	-0-	DO	2002
<i>Develop corridor</i>	134,900	all but CDBG	2002
<i>Acquire 20 acres</i>	-0-	DO	2006
<i>Develop corridor</i>	152,500	all but CDBG	2007
<b>San Pedro Park--</b> design and construct rehabilitation (lighting, open space development, signage, playground, picnic area, amenities)			
<i>Design</i>	154,000	all but CDBG	2000
<i>Construction</i>	1,419,800	all but CDBG	2001
<b>Sunken Gardens Theater--</b> design and construct rehabilitation (theater renovations; seating; paving; ADA modifications; concession stands; electrical upgrade; lighting; utilities; landscape; park furnishings)			
<i>Design</i>	\$102,700	all but CDBG	2000
<i>Construction</i>	\$946,500	all but CDBG	2001
<b>Wilshire Terrace Park--</b> design and construct improvements (walking trail, landscape, park furnishings)			
	81,000	all but CDBG	2002
<b>Windsor Park --</b> design and construct rehabilitation (ADA modifications, playground, tennis courts)			
	\$117,000	all	2005
<b>TOTAL PROPOSED PROJECTS</b>	<b>\$15,295,000</b>		

\*Costs adjusted for annual inflation



# **NORTH SUBAREA**

## Acquisition Sources

DO Public Works Department/Drainage Ordinance  
LD Planning Department/Land Dedication

## Funding sources

GOB General Obligation Bonds  
CDBG Community Development Block Grant  
GD Private Grants & Donations  
FMG Federal Matching Grant  
SMG State Matching Grant